

**Present:**

Chairperson - Councillor Starchuk  
Councillor Gill  
Councillor Hayne  
Councillor LeFranc  
Councillor Martin  
Councillor Steele  
Councillor Villeneuve  
Councillor Woods  
Mayor Hepner

**Absent:****Staff Present:**

City Clerk  
City Manager  
City Solicitor  
General Manager, Engineering  
Acting General Manager, Finance & Technology  
General Manager, Human Resources  
General Manager, Parks, Recreation & Culture  
General Manager, Planning & Development

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**A. DELEGATIONS**

- 1. Ted Uhrich, Parks Planning, Research and Design Manager, Parks, Recreation and Culture and Jason Owen, District Energy Manager, Engineering**  
File: 6140-20/W; 0550-20-10

**Note:** See Corporate Report 2015-R239 of the Regular Council – Public Hearing Agenda.

In attendance before Council to provide an update regarding the West Village Concept Plan.

The following comments were made:

- This project is a partnership between Parks and Engineering, the outcome will realize both a new mini-neighborhood park, and the City's first permanent District Energy facility;
- The 30 year vision for the New City Centre Plan views Parks as critical infrastructure in building a vibrant, livable city centre;
- In support of celebrating community gathering and meeting the needs of the community, there are eight (8) new park sites across City Centre;
- West Village Park is the first new Park site in City Centre since Holland Park;
- The vision for West Village Park is for a contemporary urban mini-park and the site of the City's first District Energy Centre;
- The site measures 0.3 ha (0.75 acres), which classifies it as a neighbourhood mini-park;
- West Village Park is ideally located in the heart of new residential development;

- In addition to new parks and open spaces, the City Centre Plan envisions an ambitious district energy utility, Surrey City Energy;
- A pillar of the City's Climate Action Plan, Surrey City Energy will improve energy efficiency, reduce greenhouse gas emissions, and increase the resilience of our energy supply systems while providing competitive and stable long-term energy pricing;
- The permanent energy centre will generate hot water from natural gas and will serve as the "peaking plant" for the expanding City Centre;
- This first permanent energy centre is a critical step in implementing the Surrey City Energy vision;
- In terms of the building design, the building strikes a balance between technical flexibility, architecture and maximizes the available park space;
- Based on community feedback, the preferred concept plan for the park incorporates some social and play amenities, with 59 residents expressing broad support for the project;
- West Village Park incorporates green space, central lawn, seating walls and social areas, and a kids play area;
- One of the most important aspects of this site's design will be the interface between the park and the District Energy Centre;
- In summary, the park will address the open space needs of this fast growing community and will provide space for the District Energy Centre, addressing the needs of both park space and energy infrastructure for City Centre.

Council expressed the appreciation to the delegation and suggested that consideration be given to have the public art piece incorporate district energy component, as seen in the successful working example of the Gastown Clock in Vancouver.

2. **Shira Standfield, Civic Beautification Planner and David Sadler, Community & Youth Engagement Coordinator**  
File: 4780-01; 0550-20-10

In attendance before Council to provide an introduction and overview of the work of the Neighbourhood Team.

The following comments were made:

- Neighbourhood Team Initiative is an inter-departmental effort to support neighbourhood action and community-led enhancement projects;

- Inspired by a presentation given by Jim Diers, staff's approach to community revitalization and engagement was changed with the notion of supporting rather than doing;
- Rationale for the new approach is clear, as connected and engaged communities are healthier, happier, more beautiful and safer;
- Further rationale is to:
  1. Respond to resident demand for vibrant neighbourhoods;
  2. To create vibrant and connected neighbourhoods in a growing City; and,
  3. To respond to the Plan for the Social Well Being of Surrey Residents, Child and Youth Friendly City Strategy and the Sustainability Charter.
- The goals of the Neighbourhood Team are as follows:
  1. Support residents as doers and not just consumers;
  2. Cultivate internal and external partnerships;
  3. Coordinate existing City resources that already support "Do It Yourself" projects;
  4. Find ways of saying "yes" to projects and initiatives; and,
  5. Having residents be "part of the team."
- The Neighbourhood Team is able to:
  1. Connect people by sparking collaboration between neighbours, connecting and convening city staff; and partnering with other organizations, such as SFU and KPU;
  2. Provide support through resources like the Neighbourhood Toolkit and Navigating City processes and systems; and,
  3. Facilitate capacity building by supporting integrated engagement with multiple departments, by training and skill building opportunities.
- There are a number of key City staff collaborators including but not limited to Economic Development, Surrey Libraries, Parks, Beautification, Healthy Communities, Sustainability, Engineering and Crime Reduction;
- Neighbourhood Team Toolkit has been established to compile information on existing resources for residents;
- Neighbourhood Equipment kit has been put together as a further resource for residents and communities and to date has been frequently used;
- Neighbourhood Enhancement Grant process includes a \$3000 small project grant and a \$1000 celebration and activity grant, and represents an open intake process that is responsive to grassroots projects;
- Project examples include the following: 70 A Avenue Temporary Dog Park; Friends of the Grove Feed Food Garden, KPU student murals; Pianos in the Street; and Chuck Bailey Community Conversation;
- 2015 has been a building year and to date there have been a number of successes and a number of projects have been proposed for 2016, such as a



City Wide Block Party Day, Neighbourhood Team outreach/promotion, and City-wide staff training session on engagement.

Council expressed appreciation to the delegation for their work, noting the importance of community building and resident's feeling connected to their community.

3. **Don Luymes, Manager, Community Planning Division**

File: 6520-20 (East Fraser Heights LAP); 0550-20-10

**Note:** See Corporate Report 2015-R243 of the Regular Council – Public Hearing Agenda.

In attendance before Council to provide an update regarding the East Fraser Heights Local Area Plan (LAP) – Stage 1 Land Use Concept.

The following comments were made:

- East Fraser Heights LAP comprises approximately 184 hectares and is bound by Highway 10, 172<sup>nd</sup> Street, Highway 17, Daly Road and Golden Ears Way;
- Majority of area is occupied by residential uses with a mix of large suburban properties, undeveloped and rural properties, and pockets of high-density urban subdivisions;
- Majority of area is designated Suburban in the OCP;
- There are five active development applications within the LAP area, and there have been a number of development inquiries made in the area;
- As part of the LAP process, an environmental and tree study was commissioned with Phoenix Environmental Consultants;
- The Environmental Study identified several significant features within the LAP area and as a result greatly influenced the development of the Land Use Concept;
- The Phoenix study also identified and mapped significant stands of trees and outstanding specimen trees that were deemed high value for retention in the context of new development;
- Extensive community consultation was undertaken related to the East Fraser Heights LAP planning process;
- Eight Planning Principles were developed to help guide the development of the East Fraser Heights Plan Area to:
  1. Retain and protect existing established and stable suburban neighbourhoods;
  2. Provide an appropriate interface between new and established neighbourhoods;

3. Protect riparian areas and wildlife corridors through dedication or land purchase, and retain significant stands of trees;
  4. Provide for housing choice through selected areas of higher density along the Highway 1 corridor;
  5. Develop an integrated local road network providing connections within the plan area;
  6. Develop a network of pedestrian and cycling routes;
  7. Locate and develop neighbourhood parks in each sub-area, serving local residents; and,
  8. Develop a servicing strategy and financial strategy that ensures an equitable and sufficient contribution for development to infrastructure improvements and community amenities.
- The proposed Land Use Concept for the East Fraser Heights LAP area is reflective of the vision and planning principles, and incorporates feedback received from property owners, the Fraser Heights Community Association and other stakeholders;
  - In terms of projected residential development, much of the area is proposed not to change;
  - In addition to developing a parks and open space network, a detailed transportation and greenways network has been designed to enhance connections and improve access to the area;
  - Current population of 2,025 existing residents is projected to increase by 3,200 at full build-out;
  - If Council approves the Stage 1 Land Use Concept, staff will begin work on Stage 2 which incorporates the Servicing Strategy and the Financial Strategy;

During discussion, staff confirmed that the community has expressed support for the proposed density in the LAP and staff is confident of general consensus for the LAP. Once work gets underway in Stage 2, staff will report back with the details pertaining to servicing and financing.

**B. ITEMS REFERRED BY COUNCIL**

**C. CORPORATE REPORTS**

**D. DELEGATION REQUESTS**

**E. COUNCILLORS' REPORTS**

**F. OTHER COMPETENT BUSINESS**

G. ADJOURNMENT

It was

Moved by Councillor Villeneuve

Seconded by Mayor Hepner

That the Council-in-Committee meeting do

now adjourn.

Carried

The Council-in-Committee adjourned at 5:14 p.m.



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Jane Sullivan, City Clerk



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Councillor Starchuk, Chairperson